

LANCASTER CITY COUNCIL
LANCASTER, OHIO

September 22, 2025

PRAYER
PLEDGE OF ALLEGIANCE
REGULAR MEETING CONVENES
CALL TO ORDER
ROLL CALL
READING AND DISPOSING OF THE JOURNAL
REPORTS OF CITY OFFICIALS
COMMUNICATIONS
SPECIAL PRESENTATION AND AWARDS
PETITIONS AND MEMORIALS
PERMISSION OF VOTERS AND TAXPAYERS TO ADDRESS COUNCIL
REPORTS OF STANDING COMMITTEES
REPORTS OF SPECIAL COMMITTEES
PUBLIC HEARINGS

Public Hearing Notice – Zoning Map Amendment due to the annexation of 163.4434 +/- acres from Greenfield Township to the City of Lancaster.

READING OF RESOLUTIONS

THIRD READING

- | | |
|------------------------|--|
| Temp Res #73-25 | A RESOLUTION TO AMEND PERMANENT RESOLUTION 95-22 AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION OF THE NORTH WATER TREATMENT PLANT REPLACEMENT PROJECT
Water/Water Pollution Control Committee (Wing/Ailes) (3 Readings) |
| Temp Res #74-25 | A RESOLUTION TO AUTHORIZE THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO ENVIRONMENTAL PROTECTION AGENCY WATER POLLUTION CONTROL LOAN FUND PROGRAM FOR THE PLANNING, DESIGN AND/OR CONSTRUCTION OF THE FREDERICK STREET SEWER SEPARATION PROJECT, TO EXECUTE CONTRACTS AND AGREEMENTS AS REQUIRED, AND TO DESIGNATE A DEDICATED REPAYMENT SOURCE FOR THE LOAN
Water/Water Pollution Control Committee (Wing/Tener) (3 Readings) |
| Temp Res #75-25 | A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE SPECIAL IMPROVEMENT DISTRICT FUND (2020)
Finance Committee (Schoonover/Bitler) (3 Readings) |
| Temp Res #76-25 | A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT FOR ENGINEERING SERVICES FOR THE LAWRENCE STREET PUMP STATION REPLACEMENT PROJECT
Water/Water Pollution Control Committee (Wing/Ailes) (3 Readings) |

- Temp Res #77-25** A RESOLUTION TO AUTHORIZE THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED
Water/Water Pollution Control Committee (Wing/Tener) (3 Readings)

SECOND READING

None

FIRST READING

- Temp Res #79-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO APPLY FOR A GRANT THROUGH THE OHIO PUBLIC WORKS COMMISSION TO FUND THE REESE AVENUE AND WEST HUBERT AVENUE REHABILITATION PROJECT AND TO DECLARE AN EMERGENCY
Public Works Committee (Tener/Luchtenberg) (3 Readings)
- Temp Res #80-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR MOWING AND TRIMMING THE CITY CEMETERIES
Public Works Committee (Tener/Crites) (3 Readings)
- Temp Res #81-25** A RESOLUTION TO AUTHORIZE THE LAW DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH THE CITY OF REYNOLDSBURG FOR THE PROSECUTION OF ADULT MISDEMEANOR TRAFFIC AND CRIMINAL OFFENSES COMMITTED IN THE CITY OF REYNOLDSBURG WITHIN FAIRFIELD COUNTY, OHIO, AND TO ACCEPT PAYMENT FOR THE SAME
Finance Committee (Schoonover/Ailes) (3 Readings)
- Temp Res #81-25** A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001)
Finance Committee (Schoonover/Ailes) (3 Readings)

READING OF ORDINANCES

THIRD READING

- Temp Ord #41-25** AN ORDINANCE TO AMEND TITLE THREE, CHAPTERS 915 AND 916, BY REPEALING AND REPLACING EXISTING SECTIONS 915.04(a), 915.05(a), AND 916.08(c) OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER, OHIO, AND TO DECLARE AN EMERGENCY
WATER/WATER POLLUTION COMMITTEE (Wing/Ailes) (3 Readings)

Temp Ord #44-25 AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE PART SEVEN – BUSINESS REGULATION CODE, CHAPTER 709 – CULTIVATION, PROCESSING OR DISPENSING OF MEDICAL MARIJUANA OR ADULT USE CANNABIS BY REPEALING AND REPLACING SECTION 709.05 – REVIEW AND REAPPROVAL OF ADULT USE CANNABIS MORATORIUM
Law Committee (Crites/Bitler) (3 Readings)

Temp Ord #45-25 AN ORDINANCE TO REPEAL AND REPLACE EXISTING PERMANENT ORDINANCE 21-24 SECTION A SETTING PUBLIC IMPROVEMENT INSPECTION FEES PURSUANT TO LANCASTER CODIFIED 1107.02(a) AND TO DECLARE AN EMERGENCY
Law Committee (Crites/Bizjak) (3 Readings)

SECOND READING

Temp Ord #46-25 AN ORDINANCE TO ACCEPT THE ANNEXATION OF 163.434 +/- ACRES IN GREENFIELD TOWNSHIP AND TO DECLARE AN EMERGENCY
Economic Development (Hoop/Crites) (3 Readings)

Temp Ord #47-25 AN ORDINANCE TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 163.434 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY
Economic Development (Hoop/Wing) (3 Readings)

Temp Ord #48-25 AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACCEPT AN EASEMENT FOR ACCESS TO THE CLOSED COUNTY INFIRMARY CEMETERY ON PARCEL NO. 0533181110 AND TO DECLARE AN EMERGENCY
Public Works Committee (Tener/Crites) (2 Readings)

FIRST READING

Temp Ord #49-25 AN ORDINANCE TO ESTABLISH BENEFITS, TITLES, AND COMPENSATION FOR PARKS AND RECREATION PERSONNEL EMPLOYED BY THE CITY OF LANCASTER, OHIO FOR THE YEAR 2026, AND TO DECLARE AN EMERGENCY
Administrative Services Committee (Luchtenberg/Bitler) (3 Readings)

Temp Ord #50-25 AN EMERGENCY ORDINANCE DELINEATING AN OVERLAY IN RELATION TO THE PROPOSED SHERIDAN DRIVE INCENTIVE DISTRICT, WITHIN THE CITY OF LANCASTER, OHIO; ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO THE SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE LANCASTER CITY SCHOOL DISTRICT AND THE BOARD OF COUNTY COMMISSIONERS OF FAIRFIELD COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS; AND DISPENSING WITH THE REQUIREMENT THAT THIS ORDINANCE MUST BE READ ON THREE DIFFERENT DAYS
Economic Development (Hoop/Crites) (1 Reading)

Temp Ord #51-25 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000.00), IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF THE RENOVATION OF AN EXISTING BUILDING FOR USE BY THE CITY'S MUNICIPAL COURT, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY

Finance Committee (Schoonover/Bitler) (3 Readings)

Temp Ord #52-25 AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACCEPT A PERPETUAL EASEMENT FOR ROADWAY PURPOSES ON E. FAIR AVENUE AND TO DECLARE AN EMERGENCY

Public Works Committee (Tener/Luchtenberg) (2 Readings)

Temp Ord #53-25 AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE PART FIVE – GENERAL OFFENSES CODE AND ADOPT CHAPTER 550 – FIREWORKS

Law Committee (Crites/Bizjak) (3 Readings)

TABLED LEGISLATION

Temp Ord #31-25 AN ORDINANCE TO AMEND THE LANCASTER CODIFIED ORDINANCES, PART ELEVEN – PLANNING AND ZONING, TITLE THREE – ZONING AND PROPERTY RESTRICTIONS, AND TO ADOPT CHAPTER 1131 – SHORT TERM RENTALS

Code Enforcement & Zoning Committee (Sollie/Hoop) (3 Readings)

Temp Ord #39-25 AN ORDINANCE TO GRANT TO SOUTH CENTRAL POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, A FRANCHISE FOR THE RIGHT TO ACQUIRE, CONSTRUCT, MAINTAIN AND OPERATE IN THE STREETS, THOROUGHFARES, ALLEYS, BRIDGES AND PUBLIC PLACES OF THE CITY OF LANCASTER, OHIO AND ITS SUCCESSORS, LINES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY TO THE CITY OF LANCASTER, AND THE INHABITANTS THEREOF FOR LIGHT, HEAT, POWER, AND OTHER PURPOSES, AND FOR THE TRANSMISSION OF THE SAME WITHIN, THROUGH, OR ACROSS SAID CITY OF LANCASTER AND TO DECLARE AN EMERGENCY

Law Committee (Bizjak/Schoonover) (3 Readings)

*Motion to replace with 39-25**

UNFINISHED BUSINESS

Liquor Licenses – Brew Yak LLC – Brewsky's Drive Thru

NEW BUSINESS

ANNOUNCEMENT OF SCHEDULED MEETINGS

REGULARLY SCHEDULED CITY COUNCIL MEETINGS

1. October 6th, 2025 at 6:30 p.m. – Council Chambers
2. October 20th, 2025 at 6:30 p.m. – Council Chambers

SPECIAL SCHEDULED MEETINGS

None

REGULARLY SCHEDULED COMMITTEE MEETINGS

1. Safety Committee – October 10th at 8:00 a.m. – City Hall 1897 Conference Room
2. Administrative Committee – October 15th at 8:00 a.m. – City Hall 1897 Conference Room
3. Economic Development Committee – October 30th at 7:30 a.m. - City Hall 1897 Conference Room

READING OF BILLS

MNCO - \$111.82 - for publication of ordinances

EXECUTIVE SESSION (if needed)**ADJOURNMENT**

TEMPORARY RESOLUTION NO. 79-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO APPLY FOR A GRANT THROUGH THE OHIO PUBLIC WORKS COMMISSION TO FUND THE REESE AVENUE AND WEST HUBERT AVENUE REHABILITATION PROJECT AND TO DECLARE AN EMERGENCY

WHEREAS, the City Engineer is planning to complete an improvement project on Reese Avenue and West Hubert Avenue from Broad Street to Boving Road which will include rehabilitating the existing asphalt pavement by milling down the existing asphalt and placing new asphalt; and

WHEREAS, the Ohio Public Works Commission ("OPWC") currently has grant funds available for such an improvement project, and the deadline to apply for those funds is November 7, 2025; and

WHEREAS, approximately 25% in local match funds will be required for this project and those will be paid out of the 2009.7500.52047 (Matching & Contract Labor) account in the 3 Mil Street Improv Levy Fund (2009); now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Service-Safety Director is hereby authorized to apply for OPWC grant funds to finance the Reese Avenue and West Hubert Avenue Rehabilitation Project and to execute any documents necessary for the award and receipt of those funds.

SECTION 2. That this resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and for the further reason that approval is needed in order to meet the grant deadline of November 7th; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

Clerk: _____

Offered by: _____

Second by: _____

Requested by Public Works Committee

President of Council

Mayor

TEMPORARY RESOLUTION NO. 80-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR MOWING AND TRIMMING THE CITY CEMETERIES

WHEREAS, the City of Lancaster maintains six cemeteries consisting of over a hundred acres of landscaping which require routine seasonal maintenance, including mowing and trimming; and

WHEREAS, the City's current contracts are set to expire December 31, 2025, and the Lancaster Department of Transportation – Cemetery Division seeks to have new maintenance contracts in place prior to the start of the 2026 mowing season; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Service-Safety Director is hereby authorized to advertise for bids and enter into contracts for mowing and trimming the City cemeteries.

SECTION 2. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Public Works Committee

TEMPORARY RESOLUTION NO. 81-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE LAW DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH THE CITY OF REYNOLDSBURG FOR THE PROSECUTION OF ADULT MISDEMEANOR TRAFFIC AND CRIMINAL OFFENSES COMMITTED IN THE CITY OF REYNOLDSBURG WITHIN FAIRFIELD COUNTY, OHIO, AND TO ACCEPT PAYMENT FOR THE SAME

WHEREAS, the City of Lancaster Law Director prosecutes all adult misdemeanor traffic and criminal offenses that occur in Fairfield County; and

WHEREAS, that includes prosecuting all adult misdemeanor traffic and criminal offenses committed in the City of Reynoldsburg, Fairfield County, Ohio by contract; and

WHEREAS, the Law Director and City of Reynoldsburg's current prosecution contract will expire on December 31, 2025; and

WHEREAS, the Law Director needs to negotiate and enter into a new prosecution contract with the City of Reynoldsburg at this time; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Law Director is hereby authorized to negotiate and enter into a contract with the City of Reynoldsburg for the prosecution of adult misdemeanor traffic and criminal offenses committed in the City of Reynoldsburg within Fairfield County, Ohio.

SECTION 2. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Finance Committee

TEMPORARY RESOLUTION NO. 82-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001)

WHEREAS, due to higher than average postage expenses in the Clerk of Court's Office, the Clerk needs an additional Thirty-Seven Thousand Dollars (\$37,000.00) from the General Fund to cover the anticipated cost of postage through the end of 2025; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the City of Lancaster Auditor shall amend the Certificate of Appropriations with the County Auditor in the amount of Thirty-Seven Thousand Dollars (\$37,000.00) in the General Fund (1001).

SECTION 2. That the City of Lancaster Auditor shall appropriate from the unencumbered balance in the amount of Thirty-Seven Thousand Dollars (\$37,000.00) in expense account 1001.2250.53007 (Municipal Clerk- Postage).

SECTION 3. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Finance Committee

TEMPORARY ORDINANCE NO. 49-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ESTABLISH BENEFITS, TITLES, AND COMPENSATION FOR PARKS AND RECREATION PERSONNEL EMPLOYED BY THE CITY OF LANCASTER, OHIO FOR THE YEAR 2026, AND TO DECLARE AN EMERGENCY

BE IT ORDAINED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. MANAGEMENT AND PROFESSIONAL PERSONNEL.

The following management and professional positions are approved and established, effective Payroll 1, 2026, in accordance with the department, job title, salary range, and number of employees listed below:

<u>JOB TITLE</u>	<u>RANGE</u>	<u>EMPLOYEES</u>
Park Superintendent	26	1
Assistant Park Superintendent	22	1
Supervisor	21	2

SECTION 2. NON-UNION PERSONNEL.

The following non-union positions are approved and established, effective Payroll 1, 2026, in accordance with the department, job title, salary range, and number of employees listed below:

<u>JOB TITLE</u>	<u>RANGE</u>	<u>EMPLOYEES</u>
Recreation Assistant	F	1
Forester	M	1
Park Office Manager	L	1
Health Fitness Aquatics Coordinator	J	1
Nature Education Coordinator	J	1
Outdoor Education Assistant	F	1
Outdoor Education PT	F	2
Recreation Assistant PT	F	1
Park Attendant III	10	3

Park Attendant II	8	1
Park Attendant I	5	6
Forester Assistant	5	2
Administrative Assistant	D	1
Administrative Assistant PT	D	1
Receptionist PT	B	1
Bus Driver PT	B	1
Maintenance PT	B	4
Custodian PT	B	2
Fitness Instructor PT	A	1

SECTION 3. SEASONAL EMPLOYEES.

Seasonal employees may be employed for a 16-week period by Parks Department. They may work a minimum of 12 hours to a maximum of 40 hours per week.

Seasonal Rate Range: The seasonal rate range starts at State minimum wage and may increase at the discretion of Parks Superintendent.

A. Seasonal employees covered by this pay ordinance are not eligible for City benefits.

SECTION 4. PAY SCALE.

The Pay Scale for employees referenced in Sections 1 & 2 of this Ordinance above, are set forth in the attached Exhibit A. The Pay Scale is effective Payroll 1, 2026.

SECTION 5. RETIREMENT PICK-UP.

Employees under this Ordinance do not receive retirement pension pick up.

SECTION 6. LONGEVITY PAY.

Employees covered by this ordinance who were hired on or after January 1, 2006, are not eligible to receive this benefit.

Full-time employees covered by this Ordinance, who were hired on or before December 31, 2005, shall, after five years of continuous service with the City, receive a \$3.25 bi-weekly payment for each year of service. An employee shall be paid longevity pay commencing January 1st of the year in which the anniversary of employment occurs.

SECTION 7. HOLIDAY PAY.

Employees will follow The City's holiday schedule. Employees who are scheduled to, and do work on the holidays, shall be compensated for working such holidays at the rate

of one and one-half times such employee's normal rate of pay. This does not apply to exempt and part-time employees.

SECTION 8. PERSONAL TIME.

Employees covered by this Ordinance shall receive 40 hours of personal time each year. Personal time must be used in the year in which it was accrued and will not accumulate. Part-time employees are exempt from this benefit. The use of personal time must be approved by a supervisor.

Newly hired employees shall be entitled to personal leave on a pro-rated basis in their first calendar year of employment. Employees hired between January 1 and March 31 shall be entitled to forty (40) hours of personal leave in that year. Employees hired between April 1 and June 30 shall be entitled to thirty (30) hours of personal leave in that year. Employees hired between July 1 and September 30 shall be entitled to twenty (20) hours of personal leave in that year. Employees hired between October 1 and December 31 shall be entitled to ten (10) hours of personal leave in that year.

On January 1st of the calendar year following initial employment, the employee shall receive forty (40) hours of personal leave.

SECTION 9. VACATION LEAVE.

The vacation schedule for employees covered by this Ordinance is hereby established as follows:

<u>Continuous Service</u>	<u>Vacation Hours</u>
Upon completion of 6 months	40 hours
Upon completion of 1 Year	40 hours
Upon completion of 2 Years	80 hours
Upon completion of 5 years	120 hours
Upon completion of 14 years	160 hours
Upon completion of 20 years	200 hours

As used in this section, "year" means any 12-month period following the first date of employment with the City during which the employee is continuously employed with the City and works an average of 30 hours or more per week.

Employees shall earn and be provided the first week of vacation leave during the pay period in which they attain six (6) months of service. Employees shall earn and be provided an additional one (1) week of vacation leave during the pay period in which they attain one year of service. Thereafter, vacation leave shall be earned as set forth in the paragraph below.

Entitlement to accrued vacation leave becomes effective on January 1st if the anniversary date of employment falls within the same calendar year. Employees who separate from the City with less than one year of employment shall not be entitled to a payout of vacation leave.

Employees covered by this Ordinance may carry over no more than 40 hours of vacation leave into the subsequent calendar year, except as otherwise authorized by the Service-Safety Director or elected official responsible for supervision of that department.

SECTION 10. FUNERAL LEAVE.

Full-time employees covered by this Ordinance shall be granted funeral leave with pay for the death of a family member as follows:

For a death within the employee's immediate family (e.g., spouse, parent, parent of spouse, child, stepchild, stepparent, or sibling), an employee shall be granted five days of leave within seven days of the death of the family member.

For a death not within the employee's immediate family (e.g., brother-in-law, sister-in-law, son-in-law, daughter-in-law, grandparent, grandchild, appointed legal guardian, aunt, uncle, or grandparent of spouse), an employee shall be granted three days of leave within seven days of the death of the family member.

Days of leave shall be defined as normal average working hours. An employee may elect to take up to two additional bereavement days as other paid leave.

SECTION 11. MEDICAL INSURANCE.

Employees must work an average of 30 hours or more per week over the previous twelve (12) months to be eligible for medical insurance. Employees covered by this Ordinance shall pay an amount equal to 15% of the monthly premium for both family and single coverage. These deductions will be made pursuant to the City's 125 plan.

The employee and members of his or her family shall be included under the Employee Insurance Coverage, but only one plan of Employee Insurance Coverage will apply per family even if more than one member of an employee's immediate family is employed by the City.

The insurance benefits provided in this Ordinance shall be substantially equal to those currently provided during the life of this Agreement. The City shall choose the insurance provider and plan, and the benefits provided herein are subject to the rules and regulations of the insurance carrier.

SECTION 12. LIFE INSURANCE.

The City shall provide to all full-time employees covered by this Ordinance a term life insurance program as follows:

Coverage Amount

- \$50,000.00 per employee
- \$ 2,000.00 per employee spouse
- Up to \$2,000.00 per employee child (to age 26)

An employee will be eligible for insurance under this provision during the term of his or her employment with the City. An employee on leave without pay is not eligible for this program.

SECTION 13. SICK LEAVE PAYOUT.

A. An employee covered by this Ordinance who maintains a sick leave "bank" of more than 960 hours may elect to "cash in" up to \$500.00 of accrued but unused sick leave annually; provided, however, that an employee may "cash in" only accrued but unused sick

B. leave in excess of 960 hours. In addition, employees with a sick leave “bank” of more than nine hundred sixty (960) hours may cash in two (2) hours of sick leave for one (1) hour of pay up to an additional five-hundred-dollar (\$500.00) payout provided the employee maintains a sick leave “bank” of at least nine hundred sixty (960) hours. The value of the sick time per hour is an employee’s regular hourly rate.

C. An employee covered by this Ordinance who has a bank of more than nine hundred sixty (960) hours can exchange a minimum of eight (8) hours, or one day, for an additional vacation day, not to exceed forty (40) hours.

D. Full-time employees covered by this Ordinance and hired on or before December 31, 2010 shall be granted the following:

1. If, upon retirement, an employee has a “bank” of at least 960 hours of accrued but unused sick leave, that employee will be paid 100% of the value of the employee’s accrued but unused sick leave up to 960 hours, and 25% of the value of that employee’s accrued but unused sick leave in excess of 960 hours.
2. If, upon retirement, an employee does not have a “bank” of 960 hours of accrued but unused sick leave, that employee will be paid the value of 32 hours of the employee’s accrued but unused sick leave for each year of the employee’s continuous employment with the City, but in no case shall an employee be paid out more than the value of 960 hours of accrued but unused sick leave pursuant to this provision.

E. Full-time employees covered by this Ordinance, who were hired on or after January 1, 2011, and who have at least ten years of continuous service with the City, shall be granted the following:

1. Upon retirement, an employee may elect to be paid 25% of the value of the employee’s accrued but unused sick leave. Regardless of the amount of the payment, a payout under this provision shall eliminate all of that employee’s accrued but unused sick leave. An employee may elect to receive one or more payments, but the aggregate value of all payouts under this provision shall not exceed the value of 240 hours of accrued but unused sick leave.

For purposes of this section, the value of one hour of sick leave is equivalent to the employee’s current regular hourly rate.

SECTION 14. SICK LEAVE EXCHANGE.

Employees covered by this Ordinance who maintain a sick leave “bank” of at least 960 hours may cash in sick leave for personal leave, at a ratio of two days of sick leave for one day of personal leave, for up to three personal days annually.

Employees who maintain a sick leave “bank” of at least 640 hours may cash in sick leave for personal leave, at a ratio of three days of sick leave for one day of personal leave, for up to three personal days annually.

SECTION 15. UNEXCUSED ABSENCES.

There will be no pay for unexcused absences the scheduled day before or after a holiday or vacation day.

SECTION 16. UNIFORM REIMBURSEMENT.

The City shall reimburse full-time employees covered by this Ordinance up to \$250.00 per calendar year for work clothing.

SECTION 17. SUPERVISOR DISCRETION.

The Park Superintendent or elected official responsible for supervision of a City department may, in the exercise of his or her sound discretion, adjust the pay step and/or benefits (e.g., vacation leave, personal time, and compensatory time) of an employee covered by this Ordinance in light of that employee's experience, education, performance, or other extenuating circumstances. Any adjustment under this provision must be in writing and, upon delivery to the City Auditor; the adjustment shall be made as soon as practicable.

SECTION 18. FORCE AND EFFECT.

This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the continued and uninterrupted services by the City of Lancaster. Wherefore this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Administrative Services Committee

*The annual total lines for 2026 are based on 27 pay periods.								
RANGE	STARTING	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
A	20.11	21.03	21.90	22.80	23.69	24.55	25.47	26.35
	1,608.80	1,682.40	1,752.00	1,824.00	1,895.20	1,964.00	2,037.60	2,108.00
	43,437.60	45,424.80	47,304.00	49,248.00	51,170.40	53,028.00	55,015.20	56,916.00
B	21.16	22.13	23.11	24.11	25.08	26.06	27.03	28.02
	1,692.80	1,770.40	1,848.80	1,928.80	2,006.40	2,084.80	2,162.40	2,241.60
	45,705.60	47,800.80	49,917.60	52,077.60	54,172.80	56,289.60	58,384.80	60,523.20
C	21.59	22.58	23.58	25.39	25.57	26.59	27.55	28.59
	1,727.20	1,806.40	1,886.40	2,031.20	2,045.60	2,127.20	2,204.00	2,287.20
	46,634.40	48,772.80	50,932.80	54,842.40	55,231.20	57,434.40	59,508.00	61,754.40
D	22.06	23.08	24.08	25.09	26.11	27.14	28.13	29.17
	1,764.80	1,846.40	1,926.40	2,007.20	2,088.80	2,171.20	2,250.40	2,333.60
	47,649.60	49,852.80	52,012.80	54,194.40	56,397.60	58,622.40	60,760.80	63,007.20
E	22.47	23.50	24.54	25.59	26.65	27.68	28.72	29.76
	1,797.60	1,880.00	1,963.20	2,047.20	2,132.00	2,214.40	2,297.60	2,380.80
	48,535.20	50,760.00	53,006.40	55,274.40	57,564.00	59,788.80	62,035.20	64,281.60
F	22.85	23.91	25.01	26.09	27.16	28.22	29.29	30.37
	1,828.00	1,912.80	2,000.80	2,087.20	2,172.80	2,257.60	2,343.20	2,429.60
	49,356.00	51,645.60	54,021.60	56,354.40	58,665.60	60,955.20	63,266.40	65,599.20
G	23.29	24.37	25.47	26.56	27.60	28.67	29.76	30.83
	1,863.20	1,949.60	2,037.60	2,124.80	2,208.00	2,293.60	2,380.80	2,466.40
	50,306.40	52,639.20	55,015.20	57,369.60	59,616.00	61,927.20	64,281.60	66,592.80
H	23.97	25.08	26.17	27.30	28.40	29.51	30.61	31.73
	1,917.60	2,006.40	2,093.60	2,184.00	2,272.00	2,360.80	2,448.80	2,538.40
	51,775.20	54,172.80	56,527.20	58,968.00	61,344.00	63,741.60	66,117.60	68,536.80
I	24.69	25.81	26.92	28.05	29.17	30.31	31.41	32.60
	1,975.20	2,064.80	2,153.60	2,244.00	2,333.60	2,424.80	2,512.80	2,608.00
	53,330.40	55,749.60	58,147.20	60,588.00	63,007.20	65,469.60	67,845.60	70,416.00
J	25.71	26.90	28.07	29.27	30.45	31.64	32.82	34.00
	2,056.80	2,152.00	2,245.60	2,341.60	2,436.00	2,531.20	2,625.60	2,720.00
	55,533.60	58,104.00	60,631.20	63,223.20	65,772.00	68,342.40	70,891.20	73,440.00
K	26.32	27.51	28.73	29.95	31.18	32.37	33.59	34.84
	2,105.60	2,200.80	2,298.40	2,396.00	2,494.40	2,589.60	2,687.20	2,787.20
	56,851.20	59,421.60	62,056.80	64,692.00	67,348.80	69,919.20	72,554.40	75,254.40
L	26.99	28.23	29.49	30.72	31.98	33.25	34.44	35.67
	2,159.20	2,258.40	2,359.20	2,457.60	2,558.40	2,660.00	2,755.20	2,853.60
	58,298.40	60,976.80	63,698.40	66,355.20	69,076.80	71,820.00	74,390.40	77,047.20

TEMPORARY ORDINANCE NO. 50-25

PERMANENT ORDINANCE NO. _____

AN EMERGENCY ORDINANCE DELINEATING AN OVERLAY IN RELATION TO THE PROPOSED SHERIDAN DRIVE INCENTIVE DISTRICT, WITHIN THE CITY OF LANCASTER, OHIO; ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO THE SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE LANCASTER CITY SCHOOL DISTRICT AND THE BOARD OF COUNTY COMMISSIONERS OF FAIRFIELD COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS; AND DISPENSING WITH THE REQUIREMENT THAT THIS ORDINANCE MUST BE READ ON THREE DIFFERENT DAYS

WHEREAS, this Council (the "Council") of the City of Lancaster, Ohio (the "City") is contemplating the creation of an "Incentive District" as defined in Division (A)(5) of Ohio Revised Code Section ("R.C.") 5709.40 for certain real property in the City, as authorized under Division (C) of R.C. 5709.40 (the "Sheridan Drive Incentive District"); and

WHEREAS, pursuant to Division (C)(2) of R.C. 5709.40, this Council must conduct a public hearing on an Ordinance proposed under R.C. 5709.40(C)(1) creating the Sheridan Drive Incentive District, which public hearing must be preceded by sufficient notice to every real property owner whose property is located within the boundaries of the Sheridan Drive Incentive District, and such notice must include a map of the applicable Sheridan Drive Incentive District on which this Council must have delineated an overlay; and

WHEREAS, this Ordinance is a procedural ordinance delineating an overlay and adopting a written economic development plan such that this Council may, in the future, consider an ordinance proposed under R.C. 5709.40(C)(1) establishing the Sheridan Drive Incentive District (the "Proposed Sheridan Drive Incentive District TIF Ordinance"); and

WHEREAS, such overlay must satisfy Division (A)(6) of R.C. 5709.40, meaning it must cover an area of not more than three hundred (300) acres that is a square, or that is a rectangle having two (2) longer sides that are not more than twice the length of the two (2) shorter sides; and

WHEREAS, the overlay depicted in EXHIBIT A attached hereto and incorporated herein by reference (the "Overlay") is drawn in accordance with the foregoing; and

WHEREAS, pursuant to Division (A)(5)(f) of R.C. 5709.40, one of the distress characteristics of an Incentive District requires certification by the engineer for the City (the "City Engineer"), that the public infrastructure serving such Incentive District is inadequate to meet the development needs of the Incentive District as evidenced by a written economic development plan for the Incentive District; and

WHEREAS, in order to make the necessary certification for the Sheridan Drive Incentive District, the City Engineer is required to consider a written economic development plan for the Sheridan Drive Incentive District adopted by this Council for such purposes; and

WHEREAS, this Council has determined that it is necessary and appropriate and in the best interests of the City to adopt a written economic development plan for the Sheridan Drive Incentive District, a copy of which is provided in EXHIBIT B attached hereto and incorporated herein by reference (the “Economic Development Plan”); and

WHEREAS, in order to consider the Proposed Sheridan Drive Incentive District TIF Ordinance, the City must comply with the public hearing and notice provisions of R.C. 5709.40(C) and 5709.40(D) and the City intends to (i) set a time and place for a public hearing to occur not later than thirty (30) days prior to adopting the Proposed Sheridan Drive Incentive District TIF Ordinance, (ii) authorize the City’s transmittal of notice of the public hearing and the Proposed Sheridan Drive Incentive District TIF Ordinance to every real property owner whose property is located within the boundaries of the proposed Sheridan Drive Incentive District, and (iii) authorize the City to transmit notice to the Board of County Commissioners of Fairfield County and the Board of Education for the Lancaster City School District of the City’s intention to adopt the Proposed Sheridan Drive Incentive District TIF Ordinance; and

WHEREAS, this Council has determined to approve this Ordinance and dispense with the rule that this Ordinance shall be read on three (3) different days pursuant to R.C. Section ORC 705.15; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. Pursuant to Division (A)(6) of R.C. 5709.40, this Council hereby delineates the Overlay as it relates to and serves to further describe the proposed Sheridan Drive Incentive District.

SECTION 2. Under Division (A)(5)(f) of R.C. 5709.40, this Council hereby adopts the Economic Development Plan in furtherance of its contemplation of the Sheridan Drive Incentive District.

SECTION 3. This Council hereby provides the following authorizations pursuant to the requirements of R.C. 5709.40, each required in order to establish the Sheridan Drive Incentive District pursuant to the Proposed Sheridan Drive Incentive District TIF Ordinance, as follows:

- (i) This Council hereby authorizes the City Engineer to conduct a review of the Economic Development Plan, and upon such review, certify the results to this Council pursuant to R.C. 5709.40(A)(5)(f).
- (ii) Pursuant to R.C. 5709.40(C)(2)(a), this Council hereby determines that a public hearing with respect to this Council’s formal adoption of the Proposed Sheridan Drive Incentive District TIF Ordinance shall occur on Monday, November 3, 2025, at a regularly scheduled meeting of this Council at 6:30 p.m. in the Council Chambers of the Lancaster City Hall, located at 104 E Main Street, Lancaster, Ohio 43130, which public hearing shall occur not later than thirty (30) days prior to this Council’s formal adoption of the Proposed Sheridan Drive Incentive District TIF Ordinance.
- (iii) Pursuant to R.C. 5709.40(C)(2)(a), this Council hereby authorizes the Mayor, the Clerk of this Council, and their designees, to send proper and timely notice, by first class mail, to every real property owner whose property is located within the boundaries of the Sheridan Drive Incentive District subject to the Proposed Sheridan

- (iv) Drive Incentive District TIF Ordinance, which notice will be delivered not later than thirty (30) days prior to the public hearing set by this Ordinance in Section 3(ii) above.
- (v) Pursuant to R.C. 5709.40(D), this Council hereby authorizes the Mayor, the Clerk of this Council, and their designees, to send proper and timely notice to the Lancaster City School District Board of Education of this Council's intention to formally adopt the Proposed Sheridan Drive Incentive District TIF Ordinance following all required notice periods.
- (vi) Pursuant to R.C. 5709.40(E), this Council hereby authorizes the Mayor, the Clerk of this Council, and their designees, to send proper and timely notice to the Board of County Commissioners of Fairfield County, Ohio of this Council's intention to formally adopt the Proposed Sheridan Drive Incentive District TIF Ordinance.

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any decision-making bodies of the City that resulted in such formal actions were in meetings open to the public and in compliance with Ohio's Sunshine Laws, including R.C. 121.22.

SECTION 5. Pursuant to R.C. 705.15, and provided this Ordinance receives the affirmative vote of at least three-fourths (3/4) of all the members elected to this Council, this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of public peace, property, health, and safety in the City, and specifically to allow for the timely development of that certain Sheridan Drive Residential Project described in that certain development letter, dated March 6, 2025, provided by the Mayor of the City to Chris Tumblin of Casto Development. Accordingly, this Council has dispensed with the rule that this Ordinance shall be read on three (3) different days, and it shall be effective at the earliest date allowable by law upon its adoption and approval by the Mayor.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Economic Development Committee

I, Anitra Scott, Clerk of Council do hereby certify that on _____, 2025 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

EXHIBIT A

The Sheridan Drive Incentive District is intended to include real property situated in the City of Lancaster, Ohio, County of Fairfield, and State of Ohio consisting of the real property identified in the legal description set forth below:

**30.51+/- Acre Zoning Description
South of Rainbow Drive
East of Sheridan Drive**

-1-

Situated in the State of Ohio, County of Fairfield, City of Lancaster, being part of Section 29, Township 15, Range 18, Congress Lands and being a 30.51± acre tract of land, more or less, said 30.51± acre tract of land being part of that 29.512 acre tract of land described as Tract 2 and part of that 16.269 acre tract of land described as Tract 3 – Parcel Two (2) all as conveyed to Ewing Woods, LLC of record in Instrument No. 202500004657, said 30.51± acres more particularly described as follows:

Beginning at a northwesterly corner of said Tract 2, said corner also being a northeasterly corner of that 1.53 acre tract of land as conveyed to Casey Welch of record in Instrument No. 202500001797, a southeasterly corner of that 3.00 acre tract of land as conveyed to Aim High Miss Low LLC of record in Instrument No. 202100024966 and a southwesterly corner of that Original 41.09 acre tract of land as conveyed to the Board of Education Lancaster City Schools of record in Official Record 1705, Page 2831;

Thence **S 87° 08' 19" E**, with the northerly line of said Tract 2 and the southerly line of said Original 41.09 acre tract, **993.8± feet** to a common corner thereof, said corner also being a northwesterly corner of Reserve "A" of Brentwood Subdivision Section 1 of record in Plat Cabinet 2, Slide 111;

Thence with easterly lines of said Tract 2 and Tract 3 – Parcel Two (2) and westerly lines of said Reserve "A", the following three (3) courses and distances:

1. **S 30° 53' 04" W, 506.6± feet** to an angle point;
2. **S 04° 49' 54" W, 684.5± feet** to an angle point;
3. **S 21° 23' 23" W, 132.8± feet** to a point;

Thence across said Tract 3 – Parcel Two (2) and said Tract 2, the following thirteen (13) courses and distances:

1. **N 75° 35' 10" W, 421.8± feet** to an angle point;
2. **S 14° 24' 50" W, 20.4± feet** to an angle point;
3. **N 75° 35' 10" W, 70.0± feet** to an angle point;
4. **S 14° 24' 50" W, 167.8± feet** to a point of curvature;
5. with a curve to the right, a central angle of **87°58'08"**, a radius of **150.00± feet**, an arc length of **230.30± feet**, and a chord bearing and distance of **S 58°23'54" W, 208.34± feet** to a point of tangency;
6. **N 77° 37' 02" W, 101.6± feet** to an angle point;
7. **N 12° 22' 58" E, 15.0± feet** to an angle point;
8. **N 77° 37' 02" W, 70.0± feet** to an angle point;
9. **N 12° 22' 58" E, 39.0± feet** to an angle point;
10. **N 77° 43' 52" W, 124.4± feet** to an angle point;
11. **N 12° 16' 08" E, 60.9± feet** to a point of curvature;
12. with a curve to the right, a central angle of **2°08'42"**, a radius of **410.00± feet**, an arc length of **15.35± feet**, and a chord bearing and distance of **N 13°20'29" E, 15.35± feet** to a point of tangency;
13. **N 14° 24' 50" E, 80.7± feet** to a point at the southeasterly corner of that 0.80 acre tract of land as conveyed to Richard J. and Amber M. Shugert of record in Instrument No. 202200020745;

Thence **N 14° 21' 55" E**, with the westerly line of said Tract 2, the easterly line of said 0.80 acre tract, the easterly line of a second 0.80 acre tract of land as conveyed to Sheridan Rentals, LLC of record in Instrument No. 201600010552, the easterly line of a third 0.80 acre tract of land as conveyed to Sandra Sue Larkin of record in Instrument No. 200800005350 and the easterly line of a fourth 0.80 acre tract of land as conveyed to Julia A. and John B. Moonan of record in Instrument No. 201300021662, **500.6± feet** to a common corner of said Tract 2 and said fourth 0.80 acre tract;

Thence **N 75° 35' 10" W**, with a common line of said Tract 2 and said fourth 0.80 acre tract, **236.3± feet** to a point;

Thence across said Tract 2, the following three (3) courses and distances:

1. **N 14° 26' 36" E, 290.5± feet** to an angle point;
2. **N 01° 42' 25" E, 52.8± feet** to a point of curvature;
3. with a curve to the left, a central angle of **02°35'44"**, a radius of **2895.98± feet**, an arc length of **131.20± feet**, and a chord bearing and distance of **N 11°34'06" E, 131.18± feet** to a point in the northerly line of said Tract 2 and the southerly line of said 1.53 acre Welch tract;

Thence with common lines said Tract 2 and said 1.53 acre tract, the following two (2) courses and distances:

1. **S 87° 08' 15" E, 303.6± feet** to an angle point;
2. **N 04° 41' 36" E, 200.0± feet** to the **True Point of Beginning**, containing **30.51+/- acres**, more or less.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NSRS2011. Said bearings were derived from a portion of Sheridan Drive holding a bearing of N 13°39'28" W between a point referencing a road monument and a PK nail set.

This description was completed on September 15, 2025, and is based on information obtained from the Fairfield County Auditor's and Recorder's Office and information obtained from an actual field survey conducted in March of 2023.

All references used in this description can be found at the Fairfield Recorder's Office, Fairfield County, Ohio.

This description was written for zoning purposes only and was not intended to be used in the transfer of land.

ADVANCED CIVIL DESIGN, INC.

Z:23-0038-414:Survey\30.51+/- Ac. Zoning Description.doc

For ease of reference, the map that follows show the Sheridan Drive Incentive District highlighted in **green** and the Overlay for the Sheridan Drive Incentive District delineated with **yellow** lines.

(See attached.)

OVERLAY



Exhibit A-2

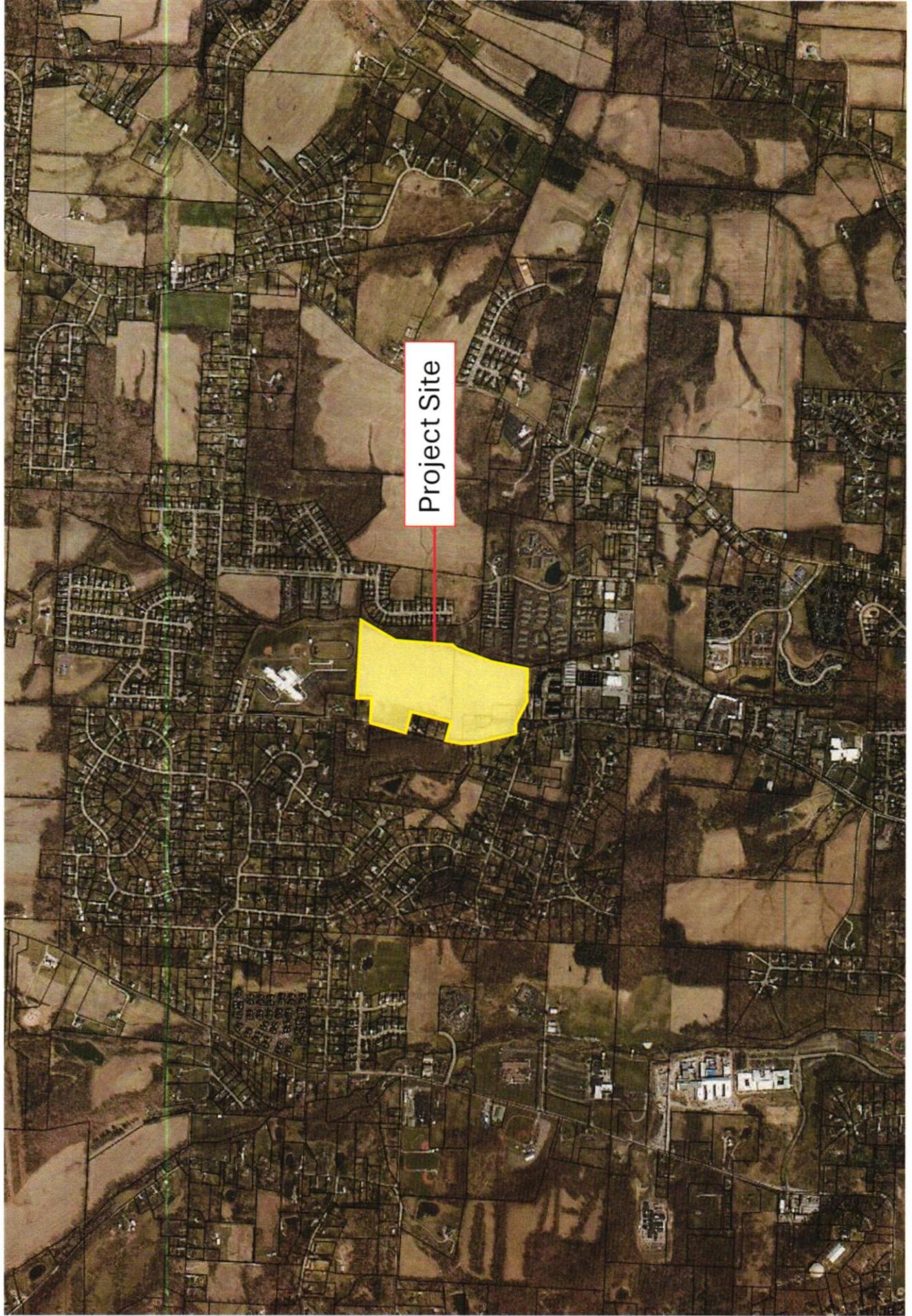


EXHIBIT B

City of Lancaster, Ohio

Economic Development Plan for the Sheridan Drive Single-Family Portion of the Sheridan Drive Project

September 22, 2025

OVERVIEW OF PROPOSED DEVELOPMENT

Ewing Woods, LLC (“Developer”), has acquired approximately 50.60 +/- acres of real property (the “Project Site”) located along Sheridan Drive within the City of Lancaster, Ohio (“City”). It is currently anticipated that Developer will act as the developer of the Project Site by constructing approximately 90 to 100 single-family homes on a 30.51 acre portion of the Project Site (the “Sheridan Drive Single-Family Portion”), which will be supported by significant public infrastructure improvements. The Sheridan Drive Single-Family Portion will be joined, as part of a mixed-use residential development, to a commercial component consisting of approximately 264 multi-family units (the “Sheridan Drive Multi-Family Portion” and, together with the Sheridan Drive Single-Family Portion, the “Sheridan Drive Project”).

The anticipated layout of the Sheridan Drive Single-Family Portion is generally depicted in that certain Phasing Plan prepared for Developer by its civil engineer attached hereto and incorporated herein by reference as Attachment A-1. Relatedly, Attachment A-2, attached hereto and incorporated herein by reference, shows the location of the Sheridan Drive Single-Family Portion in relation to the surrounding area. The Sheridan Drive Single-Family Portion is expected to occur upon the legal description attached hereto and incorporated herein by reference as Attachment B.

LAND USE CONTROLS

As currently described in Attachment B, the Sheridan Drive Single-Family Portion is zoned, according to Ordinance 15-23 adopted August 14, 2023 and Ordinance 35-25 adopted August 11, 2025 (collectively, and as may be amended from time to time, the “Zoning Ordinance”), as Residential Multi-Unit District (“RM”). Pursuant to Section 1129.06(d) of the Codified Ordinances of the City of Lancaster, Ohio, RM designation requires 50 feet of frontage minimum and the maximum density to be 17.42 dwelling units per acre. The purpose of the RM zoning designation is, among other things, to provide for larger, denser multi-unit developments, to provide a spectrum of housing choices, and to provide workforce housing to serve the employees of industries within and adjacent to Lancaster, all as more particularly described in the Zoning Ordinance.

The general ordinances of the City of Lancaster, Ohio shall apply except as otherwise provided within this Sheridan Drive Economic Development Plan. All references to the City of Lancaster general ordinances refer to the version of such general ordinances in force at the time of their adoption. Whenever there is a conflict or difference between the provisions of this Sheridan Drive Economic Development Plan text and exhibits and the general ordinances of the City, the provisions of the Sheridan Drive Economic Development Plan’s text and exhibits shall prevail. Where the Sheridan Drive Economic Development Plan text and exhibits are silent, the provisions of the general ordinances of the City of Lancaster, Ohio and the Zoning Ordinance of the City of Lancaster, Ohio shall prevail.

DEVELOPMENT MIX

Constructed in one or more phases, the Sheridan Drive Single-Family Portion is presently anticipated to consist of approximately 90 to 100 lots for single-family homes and will include the development of public infrastructure improvements needed to service the Sheridan Drive Single-Family Portion, and necessary appurtenances thereto. Specifically, the City and Ewing Woods, LLC currently anticipate that land development costs incurred in the Sheridan Drive Single-Family Portion will be approximately \$2,000,000, which includes various on- and off-site roadwork and utility improvements that will directly benefit the Sheridan Drive Single-Family Portion as well as provide an overall benefit to the City, its residents, and future development patterns.

ANALYSIS AND ASSESSMENT

The Sheridan Drive Single-Family Portion is designed using smart-growth principles that foster a human scale, pedestrian-friendly community, with the volume of single-family and multi-family housing types necessary to serve multi-generational needs. The goal of such design is to promote the flexibility of residential land development that is necessary to meet the demand for well-organized residential areas within the City of Lancaster, Ohio owing to increased population growth in the City and region.

The Sheridan Drive Single-Family Portion is located immediately south of Thomas Ewing Junior High School (constructed in 2018), approximately 1 mile north of Medill Elementary School, and within 2 miles of Lancaster High School. The Sheridan Drive Multi-Family Portion and the Sheridan Drive Single-Family Portion will work together to provide a variety of housing types, including single family homes, townhouses, and garden flats units that will provide families and workers with a direct access point to Sheridan Drive/Cherry Street, which leads by way of a 10-minute drive to the downtown area of the City of Lancaster. By providing this variety of housing, the Sheridan Drive Project will foster community and economic growth within the City. The addition of new families to the City through new residents purchasing homes in the Sheridan Drive Single-Family Portion will result in both an increased tax base for the City and a new customer market for City businesses.

Road networks within the Sheridan Drive Single-Family Portion are designed to be gently curving. The Sheridan Drive Single-Family Portion will include a shared use path constructed and maintained by Developer, connecting the Project Site with the adjacent junior high and providing a safe pedestrian pathway that can serve as a key connection point to the City's pedestrian network in the area.

While the Sheridan Drive Single-Family Portion may occur in phases, visual unity is anticipated to be achieved for the overall Project Site. Entry features— including landscaped monument signage, community gathering areas, lake fountains, street trees and other landscaping, as well as pedestrian-friendly connectivity— are anticipated features of the Sheridan Drive Single-Family Portion. Such features are intended to operate in a cohesive manner, being complementary to the surrounding areas of the City of Lancaster, Ohio. Furthermore, it is expected that homes in the Sheridan Drive Single-Family Portion will use similar quality materials and a pre-determined architectural scheme. The result will be a community that features a variety of single-family and multi-family homes, while ensuring that the community adheres to a coherent vision.

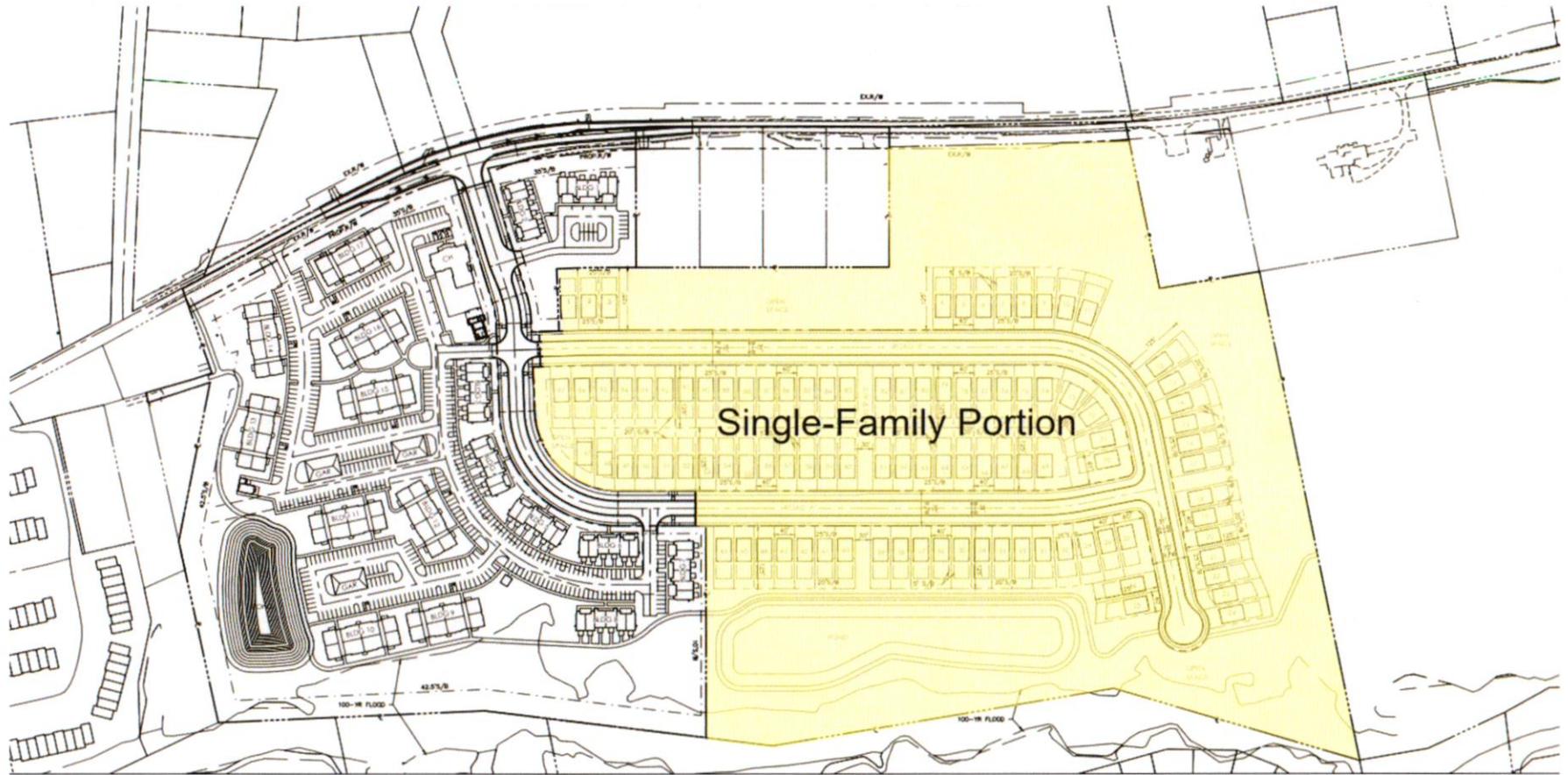
CONCLUSION

It is the conclusion of the City of Lancaster, Ohio and its staff that it is in the interests of the City of Lancaster, Ohio to proceed with the approval of an “Engineer’s Certificate” and this Economic Development Plan so as to provide for the further approval, by the City Council of the City of Lancaster, Ohio, of the Sheridan Drive Incentive District pursuant to Ohio Revised Code Section 5709.40(C).

ATTACHMENTS

(Attachments commence on next page.)

ATTACHMENT A-1
Phasing Plan – Sheridan Drive



ATTACHMENT A-2

Phasing Plan Superimposed on Map of Surrounding Area – Sheridan Drive



ATTACHMENT B Legal Description

30.51 +/- Acre Zoning Description
South of Rainbow Drive
East of Sheridan Drive
-I-

Situated in the State of Ohio, County of Fairfield, City of Lancaster, being part of Section 29, Township 15, Range 18, Congress Lands and being a 30.51± acre tract of land, more or less, said 30.51± acre tract of land being part of that 29.512 acre tract of land described as Tract 2 and part of that 16.269 acre tract of land described as Tract 3 – Parcel Two (2) all as conveyed to Ewing Woods, LLC of record in Instrument No. 202500004657, said 30.51± acres more particularly described as follows:

Beginning at a northwesterly corner of said Tract 2, said corner also being a northeasterly corner of that 1.53 acre tract of land as conveyed to Casey Welch of record in Instrument No. 202500001797, a southeasterly corner of that 3.00 acre tract of land as conveyed to Aim High Miss Low LLC of record in Instrument No. 202100024966 and a southwesterly corner of that Original 41.09 acre tract of land as conveyed to the Board of Education Lancaster City Schools of record in Official Record 1705, Page 2831;

Thence **S 87° 08' 19" E**, with the northerly line of said Tract 2 and the southerly line of said Original 41.09 acre tract, **993.8± feet** to a common corner thereof, said corner also being a northwesterly corner of Reserve "A" of Brentwood Subdivision Section 1 of record in Plat Cabinet 2, Slide 111;

Thence with easterly lines of said Tract 2 and Tract 3 – Parcel Two (2) and westerly lines of said Reserve "A", the following three (3) courses and distances:

1. **S 30° 53' 04" W, 506.6± feet** to an angle point;
2. **S 04° 49' 54" W, 684.5± feet** to an angle point;
3. **S 21° 23' 23" W, 132.8± feet** to a point;

Thence across said Tract 3 – Parcel Two (2) and said Tract 2, the following thirteen (13) courses and distances:

1. **N 75° 35' 10" W, 421.8± feet** to an angle point;
2. **S 14° 24' 50" W, 20.4± feet** to an angle point;
3. **N 75° 35' 10" W, 70.0± feet** to an angle point;
4. **S 14° 24' 50" W, 167.8± feet** to a point of curvature;
5. with a curve to the right, a central angle of **87°58'08"**, a radius of **150.00± feet**, an arc length of **230.30± feet**, and a chord bearing and distance of **S 58°23'54" W, 208.34± feet** to a point of tangency;
6. **N 77° 37' 02" W, 101.6± feet** to an angle point;
7. **N 12° 22' 58" E, 15.0± feet** to an angle point;
8. **N 77° 37' 02" W, 70.0± feet** to an angle point;
9. **N 12° 22' 58" E, 39.0± feet** to an angle point;
10. **N 77° 43' 52" W, 124.4± feet** to an angle point;
11. **N 12° 16' 08" E, 60.9± feet** to a point of curvature;
12. with a curve to the right, a central angle of **2°08'42"**, a radius of **410.00± feet**, an arc length of **15.35± feet**, and a chord bearing and distance of **N 13°20'29" E, 15.35± feet** to a point of tangency;
13. **N 14° 24' 50" E, 80.7± feet** to a point at the southeasterly corner of that 0.80 acre tract of land as conveyed to Richard J. and Amber M. Shugert of record in Instrument No. 202200020745;

Thence **N 14° 21' 55" E**, with the westerly line of said Tract 2, the easterly line of said 0.80 acre tract, the easterly line of a second 0.80 acre tract of land as conveyed to Sheridan Rentals, LLC of record in Instrument No. 201600010552, the easterly line of a third 0.80 acre tract of land as conveyed to Sandra Sue Larkin of record in Instrument No. 200800005350 and the easterly line of a fourth 0.80 acre tract of land as conveyed to Julia A. and John B. Moonan of record in Instrument No. 201300021662, **500.6± feet** to a common corner of said Tract 2 and said fourth 0.80 acre tract;

Thence **N 75° 35' 10" W**, with a common line of said Tract 2 and said fourth 0.80 acre tract, **236.3± feet** to a point;

Thence across said Tract 2, the following three (3) courses and distances:

1. **N 14° 26' 36" E, 290.5± feet** to an angle point;
2. **N 01° 42' 25" E, 52.8± feet** to a point of curvature;
3. with a curve to the left, a central angle of **02°35'44"**, a radius of **2895.98± feet**, an arc length of **131.20± feet**, and a chord bearing and distance of **N 11°34'06" E, 131.18± feet** to a point in the northerly line of said Tract 2 and the southerly line of said 1.53 acre Welch tract;

Thence with common lines said Tract 2 and said 1.53 acre tract, the following two (2) courses and distances:

1. **S 87° 08' 15" E, 303.6± feet** to an angle point;
2. **N 04° 41' 36" E, 200.0± feet** to the **True Point of Beginning**, containing **30.51+/- acres**, more or less.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NSRS2011. Said bearings were derived from a portion of Sheridan Drive holding a bearing of **N 13°39'28" W** between a point referencing a road monument and a PK nail set.

This description was completed on September 15, 2025, and is based on information obtained from the Fairfield County Auditor's and Recorder's Office and information obtained from an actual field survey conducted in March of 2023.

All references used in this description can be found at the Fairfield Recorder's Office, Fairfield County, Ohio.

This description was written for zoning purposes only and was not intended to be used in the transfer of land.

ADVANCED CIVIL DESIGN, INC.

Z:23-0038-414\Survey\30.51+/- Ac. Zoning Description.doc

TEMPORARY ORDINANCE NO. 51-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000.00), IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF THE RENOVATION OF AN EXISTING BUILDING FOR USE BY THE CITY'S MUNICIPAL COURT, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY

WHEREAS, pursuant to Ordinance No. 45-24 passed November 25, 2024, notes in anticipation of bonds in the principal amount of Three Hundred Sixty Thousand Dollars (\$360,000.00), dated December 13, 2024 (the "Outstanding Notes"), were issued for the purpose described in Section 1, to mature on December 12, 2025; and

WHEREAS, this Council finds and determines that the City should retire the Outstanding Notes with the proceeds of the Notes described in Section 3 and other funds available to the City; and

WHEREAS, the Auditor, as fiscal officer of this City, has certified to this Council that the estimated life or period of usefulness of the Improvement described in Section 1 is at least five (5) years, the estimated maximum maturity of the Bonds described in Section 1 is fourteen (14) years, and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds is December 22, 2035; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. It is necessary to issue bonds of this City in the maximum principal amount of One Hundred Eighty Thousand Dollars (\$180,000.00) (the "Bonds") for the purpose of paying the costs of the renovation of an existing building for use by the City's Municipal Court, together with all necessary appurtenances thereto (the "Improvement").

SECTION 2. The Bonds shall be dated approximately December 1, 2026, shall bear interest at the now estimated rate of 6.00% per year, payable semiannually until the principal amount is paid, and are estimated to mature in fourteen (14) annual principal installments on December 1 of each year and in such amounts that the total principal and interest payments on the Bonds in any fiscal year in which principal is payable, shall be substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2027.

SECTION 3. It is necessary to issue and this Council determines that notes in the maximum principal amount of One Hundred Eighty Thousand Dollars (\$180,000.00) (the "Notes") shall be issued in anticipation of the issuance of the Bonds for the purpose described in Section 1 and to retire, together with other funds available to the City, the Outstanding Notes and to pay any financing costs. The principal amount of Notes to be issued (not to exceed the stated maximum amount) shall be determined by the Auditor in the certificate awarding the

Notes in accordance with Section 6 of this Ordinance (the "Certificate of Award") as the amount which, along with other available funds of the City, is necessary to provide for the retirement of the Outstanding Notes and to pay any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance, provided that the Auditor shall establish the maturity date in the Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 7.00% per year (computed on the basis of a 360-day year consisting of twelve 30-day months or such other basis as shall be determined by the Auditor in the Certificate of Award), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Auditor in the Certificate of Award in accordance with Section 6 of this Ordinance.

SECTION 4. The debt charges on the Notes shall be payable in lawful money of the United States of America or in Federal Reserve funds of the United States of America as determined by the Auditor in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the office of the Auditor or a bank or trust company designated by the Auditor in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose or at the office of the Auditor if agreed to by the Auditor and the original purchaser (the "Paying Agent"). The Auditor is authorized, to the extent necessary or appropriate, to enter into an agreement with the Paying Agent in connection with the services to be provided by the Paying Agent after determining that the signing thereof will not endanger the funds or securities of the City.

SECTION 5. The Notes shall be signed by the Mayor and the Auditor in the name of the City and in their official capacities, provided that one of those signatures may be a facsimile. The Notes shall be issued in minimum denominations of One Hundred Thousand Dollars (\$100,000.00) or any integral multiples of Five Thousand (\$5,000.00) in excess thereof (and may be issued in denominations in such amounts in excess thereof as requested by the original purchaser and approved by the Auditor) and with numbers as requested by the original purchaser and approved by the Auditor. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Auditor will serve as note registrar) and in book entry form as described below, or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Auditor that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be transferable and numbered as determined by the Auditor and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. The principal and interest on the Notes shall be payable by check or draft mailed by the City to the registered holder of the Notes at close of business on the maturity date of the Notes at the registered holder's address as it appears on the note register; provided, however, the City may enter into an agreement with the registered holder of the Notes, providing for making the payment to the purchaser of principal and interest on the Notes at a place and in a manner (including wire transfer of federal funds) other than as provided in this Ordinance, without prior presentation or surrender of the Notes. Upon receipt of the principal and interest payments at maturity on the Notes, the registered holder thereof shall cancel the notes and deliver them to the City.

Notwithstanding any other provisions of this Ordinance, if the Auditor determines in the Certificate of Award that it is in the best interest of and financially advantageous to the City, the Notes may be issued in book entry form in accordance with the following provisions of this Section.

“Book entry form” or “book entry system” means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the City and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and “immobilized” in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

“Depository” means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

“Participant” means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Auditor may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Auditor does not or is unable to do so, the Auditor, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Auditor is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system

for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

SECTION 6. The Notes shall be sold at not less than par plus accrued interest (if any) at private sale by the Auditor in accordance with law and the provisions of this Ordinance and the Certificate of Award. The Auditor shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the original purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The Mayor, the Auditor, the Director of Law, the Treasurer, the Clerk of Council and other City officials, as appropriate, and any person serving in an interim or acting capacity for any such official, each are authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. The Auditor is authorized, if it is determined to be in the best interest of the City, to combine the issue of Notes with one or more other note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Ohio Revised Code.

SECTION 7. The proceeds from the sale of the Notes received by the City (or withheld by the original purchaser on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award may authorize the original purchaser to withhold certain proceeds from the sale of the Notes to provide for the payment of certain financing costs on behalf of the City. Any portion of those proceeds received by the City (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Retirement Fund.

SECTION 8. The City shall use reasonable efforts to sell and issue the Bonds or renewal notes at such times, in such amounts and bearing interest at such rates, and containing such additional provisions, as may be necessary to provide sufficient moneys to pay all the debt charges on the Notes when due after allowing for any other funds that may be lawfully available and appropriated for that purpose. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

SECTION 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due.

In each year to the extent receipts from the City's municipal income tax are available for the payment of the debt charges on the Notes or the Bonds and are appropriated for that purpose, the amount of the property tax described above shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Notes or the Bonds shall be paid from municipal income taxes of the City lawfully available therefor under the Constitution and the laws of the State of Ohio; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Notes or the Bonds.

SECTION 10. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the "Code") or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Auditor, as fiscal officer of the City, or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Notes, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Notes, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the

transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes. The Auditor or any other officer of the City having responsibility for issuance of the Notes is specifically authorized to designate the Notes as “qualified tax-exempt obligations” if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Each covenant made in this Section with respect to the Notes is also made with respect to all issues any portion of the debt service on which is paid from proceeds of the Notes (and, if different, the original issue and any refunding issues in a series of refundings), to the extent such compliance is necessary to assure the exclusion of interest on the Notes from gross income for federal income tax purposes, and the officers identified above are authorized to take actions with respect to those issues as they are authorized in this Section to take with respect to the Notes.

SECTION 11. The Auditor is authorized to request a rating for the Notes from Moody’s Ratings or S&P Global Ratings, or both, as the Auditor determines is in the best interest of the City. The expenditure of the amounts necessary to secure any such ratings as well as to pay the other financing costs (as defined in Section 133.01 of the Ohio Revised Code) in connection with the Notes is hereby authorized and approved and the amounts necessary to pay those costs are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 12. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the Clerk of Council. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services, that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The Auditor is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 13. The Clerk of Council is directed to promptly deliver a certified copy of this Ordinance to the County Auditor of Fairfield County, Ohio.

SECTION 14. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City have been

performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

SECTION 15. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

SECTION 16. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to issue and sell the Notes, which is necessary to enable the City to timely retire the Outstanding Notes and thereby preserve its credit; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Finance Committee

I, Anitra Scott, Clerk of Council do hereby certify that on _____, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

TEMPORARY ORDINANCE NO. 52-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACCEPT A PERPETUAL EASEMENT FOR ROADWAY PURPOSES ON E. FAIR AVENUE AND TO DECLARE AN EMERGENCY

WHEREAS, The Ohio Power Company is expanding the electric substation it has at the terminus of E. Fair Avenue in the City; and

WHEREAS, the City Engineer is requiring a bulb be constructed for public safety vehicles and the public to turn around; and

WHEREAS, The Ohio Power Company is willing to grant the City the above described easement for public roadway access and just needs the City to accept this property right; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Mayor is hereby authorized to accept a perpetual permanent for roadway purposes from The Ohio Power Company, to execute all documents necessary to complete said easement, and to pay any costs associated with the acquisition thereof.

SECTION 2. The Easement and Right of Way, attached hereto as Exhibit A, is hereby approved and authorized with changes therein not inconsistent with this ordinance and not substantially adverse to the City. The Mayor, for and in the name of the City, is hereby authorized to execute this easement and any ancillary documents in this matter, provided further that the approval of changes thereto by the Mayor, their character not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof. This Council further authorizes the Mayor, for and in the name of the City, to execute any amendments or changes to the final documents, which amendments are not inconsistent with this ordinance and not substantially adverse to the City.

SECTION 3. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and its inhabitants and for the further reason that this ordinance is necessary for The Ohio Power Company to construct additional electric infrastructure to serve the City; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Public Works Committee

I, Anitra Scott, Clerk of Council do hereby certify that on _____, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council



**PERPETUAL EASEMENT FOR ROADWAY PURPOSES
FROM OHIO POWER COMPANY
TO CITY OF LANCASTER, OHIO**

KNOW ALL PERSONS BY THESE PRESENTS THAT: The Ohio Power Company, hereinafter the Grantor, for and in consideration of valuable consideration paid by the City of Lancaster, Ohio, hereinafter the Grantee, the receipt of which is acknowledged, does hereby grant, bargain, sell, convey, and release to said Grantee, its successors and assigns forever, an exclusive perpetual easement, hereinafter the Easement, for public highway and road purposes, including but not limited to any public construction, relocation, and/or utility work deemed appropriate by said Grantee, which is more particularly described in EXHIBIT A attached hereto and incorporated herein.

Grantor for itself and its successors and assigns, reserves all existing rights of ingress and egress to and from any residual area.

SEE EXHIBIT A with a legal description and plat of survey attached.

Prior Instrument Reference: Official Record Volume 310, Page 257 and Volume 310, Page 259, in the Fairfield County Recorder's Office.

The Grantor, for itself and its successors and assigns, hereby covenants with the Grantee and its successors and assigns, that it is the true and lawful owner of the Easement premises, and is lawfully seized of the same in fee simple, and has good rights and full power to grant, bargain, sell, convey, and release the same in the manner aforesaid, and that the same is free and clear from all liens and encumbrances, whatsoever, and that the Grantor will warrant and defend the same against all claims of all persons whomsoever.

The Grantor specifically agrees that in the event Grantor wishes to perform any construction or maintenance within the Easement herein granted that the Grantor shall apply for a permit and shall be required to receive prior approval from the Grantee in order to perform such construction or maintenance.

This Easement constitutes the entire agreement between the parties with respect to the subject matter hereof and the parties do not rely upon any statement, promise, or representation not contained herein. This Easement may be amended only by an instrument in writing signed by the parties hereto. This Easement is governed by the laws of the State of Ohio and any litigation related

to or in connection with this Easement shall be brought only in either the Municipal or Common Pleas Courts located in Fairfield County, Ohio and in no other state or federal court.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand this _____ day of _____, 2025.

GRANTOR:

Ohio Power Company

Name: _____

Title: _____

State of Ohio,

_____ County, SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named _____, the _____ of Ohio Power, who acknowledged that he/she is authorized to sign on behalf of Ohio Power Company, that he/she did sign the foregoing instrument, and that the same is his/her free act and deed and the free act and deed of Ohio Power Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2025.

Name: _____
Notary Public, State of Ohio
My commission expires _____

This instrument prepared by: Stephanie L. Hall (0082045), Law Director & City Prosecutor, City of Lancaster, Ohio; Address: 136 W. Main Street, P.O. Box 1008, Lancaster, Ohio 43130; Phone: (740) 687-6616 x 3016; Email: slhall@lancasterohio.gov.

EXHIBIT A

DESCRIPTION OF A 0.070 TOTAL ACRES EASEMENT
PARCEL FOR ROADWAY PURPOSES
ON THE PROPERTY OF
OHIO POWER COMPANY

The following described easement for roadway purposes is situated in Township of Pleasant, City of Lancaster, County of Fairfield, State of Ohio and being more accurately described as follows;

Being part of Section #32, Pleasant Township, Township #15 North, Range #18 West, being part of the Ohio Power Company parcel as recorded in deed book 310 at page 257 and in deed book 310 at page 259 and part of lots #93 and #94 of the Huffer-Durdin Addition No. 2 as recorded in plat book 7 at page 46. Beginning at an iron pin set marking the northeast corner of said Lot #94 of the Huffer-Durdin Addition No. 2, marking the southeasterly corner of East Fair Avenue of the said Huffer-Durdin Addition No 2, being in the westerly line of the Greer A. Edwards and Troy A. Edwards (Parcel Three, Tract One) as recorded in Instrument #202100032615 and marking the **POINT OF BEGINNING** for the herein described parcel;

Thence along the said westerly line of the Greer A. Edwards and Troy A. Edwards (Parcel Three, Tract One), South 03°24'12" West, a distance of 56.41 feet to an iron pin set;

Thence leaving the said westerly line of the said Greer A. Edwards and Troy A. Edwards (Parcel Three, Tract One) and through the tracts of which this description is a part, with new division lines the following three (3) courses;

North 51°37'18" West, a distance of 44.72 feet to an iron pin set;

North 87°19'30" West, a distance of 48.20 feet to an iron pin set;

North 02°36'56" East, a distance of 30.31 feet to an iron pin set on the southerly line of East Fair Avenue;

Thence along the said southerly line of East Fair Avenue, South 87°19'30" East, a distance of 85.26 feet to the point of beginning.

Containing 0.070 total acres, being 0.010 acres being part of lot #93 and 0.060 acres being part of lot #94 and part of Auditor's Parcel #0530904000.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23057C01) attached hereto and made a part hereof. This description is valid only if the plat is attached and recorded with the description as a complete document in its original form and not retyped or altered in anyway.

Bearings are oriented to the Ohio State Plane Coordinate System, South Zone, NAD 1983 (N 00°00'00" E).

The above description was prepared from an actual field survey completed in August of 2025 by Jeffery L. Craycraft, Ohio Professional Surveyor #7932.

All iron pins set are 5/8" rebar (30" long) with id. cap stamped "Jeff Craycraft 7932".

Subject to all easements and/or encumbrances.

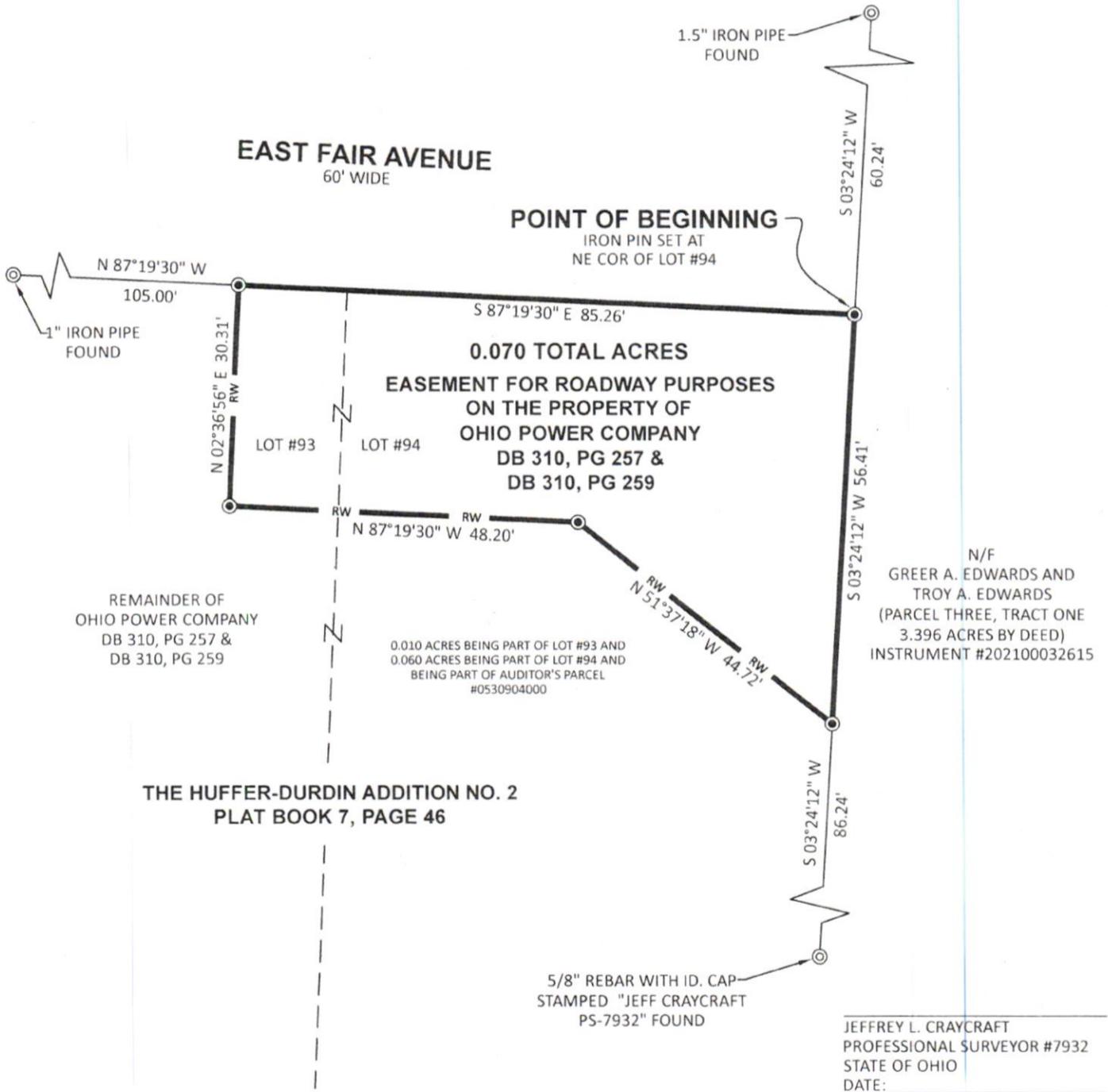
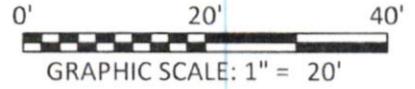
Jeffery L. Craycraft
Professional Surveyor #7932
State of Ohio
Date: _____

LEGEND

- 5/8" REBAR (30" LONG) WITH ID. CAP STAMPED "JEFF CRAYCRAFT 7932" SET
- ⊙ MONUMENT FOUND AS NOTED
- CALCULATED POINT, NOTHING SET
- BOUNDARY LINE
- - - - PARCEL LINE
- RW — EASEMENT RIGHT-OF-WAY
- POB POINT OF BEGINNING
- Z LANDHOOK



BEARINGS ARE ORIENTED TO THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 1983. (N 00°00'00" E)



AUTOCAD

NOTES:

- 1) THIS EASEMENT SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
- 2) NO TITLE REPORT FURNISHED.
- 3) DEED REFERENCE: DB 310, PAGE 257
DB 310, PAGE 259
- 4) NO OCCUPATION FOUND, UNLESS NOTED.

EASEMENT SURVEY FOR ROADWAY PURPOSES

BEING ON THE PROPERTY OF

OHIO POWER COMPANY

SECTION #32, TOWNSHIP #15 NORTH, RANGE #18 WEST
CITY OF LANCASTER, FAIRFIELD COUNTY, OHIO

CALC. BY: J. CRAYCRAFT	SCALE: 1" = 20'	SURVEY DATE: 8/18/25
DRAWN BY: C. KAUFFMAN	DRAWING NO.: 23057C01	
CHECKED BY: J. CRAYCRAFT	RECORD RESEARCH DATE: 8/15/25	

10356 State Route 139
Jackson, Ohio 45640

EXLINE SURVEYING, INC.

Proc (140) 286 702

Proc (140) 286 002

TEMPORARY ORDINANCE NO. 53-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE PART FIVE – GENERAL OFFENSES CODE AND ADOPT CHAPTER 550 – FIREWORKS

WHEREAS, at its September 15, 2025, special meeting, Lancaster City Council discussed limiting consumer fireworks within the corporation limits for the purpose of public safety; and

WHEREAS, that discussion made it clear that a permit process for allowing citizens to continue to use consumer fireworks could lead to confusion and place too large a strain on safety forces; and

WHEREAS, at the conclusion of the meeting, the Law Committee Chair offered to sponsor an ordinance to be drafted by the Law Director, specifically Chapter 550 – Fireworks, attached hereto as Exhibit A, to regulate the discharge and explosion of fireworks within the municipal corporation limits; and

WHEREAS, this new codified ordinance is necessary to remediate citizen complaints regarding fireworks displays on private property; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That Part Five – General Offenses, Chapter 550 – Fireworks, shall hereby be adopted and enacted pursuant to “Exhibit A” attached hereto and incorporated herein by reference.

SECTION 2. That City Council hereby finds that this Ordinance was deliberated upon and passed in an open meeting in compliance with Section 121.22 of the Ohio Revised Code.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

Clerk: _____

President of Council

Mayor

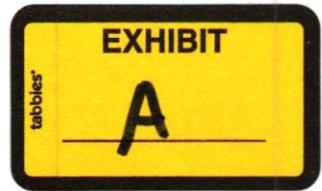
Offered by: _____

Second by: _____

Requested by Law Committee

I, Anitra Scott, Clerk of Council do hereby certify that on _____, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council



**CODIFIED ORDINANCES OF LANCASTER
PART FIVE - GENERAL OFFENSES CODE**

- Chap. 501. General Provisions and Penalty.**
- Chap. 503. Alarm Systems.**
- Chap. 505. Animals and Fowl.**
- Chap. 509. Disorderly Conduct and Peace Disturbance.**
- Chap. 513. Drug Abuse Control.**
- Chap. 515. Felon Registration.**
- Chap. 517. Gambling.**
- Chap. 521. Health, Safety and Sanitation.**
- Chap. 525. Law Enforcement and Public Office.**
- Chap. 529. Liquor Control.**
- Chap. 531. Obscene Materials, Performances and Other Matters.**
- Chap. 533. Obscenity and Sex Offenses.**
- Chap. 537. Offenses Against Persons.**
- Chap. 541. Property Offenses.**
- Chap. 545. Theft and Fraud.**
- Chap. 549. Weapons and Explosives.**
- Chap. 550. Fireworks**
- Chap. 553. Railroads.**
- Chap. 561. Streets and Sidewalks. (Repealed)**
- Chap. 565. Weeds and Trees.**
- Chap. 567. Civil Penalties for Violations Under Live Digital Video School**

**CHAPTER 550
Fireworks**

- 550.01 Definitions.**
- 550.02 Public Exhibition Permit Required; fee; Bond; Records**
- 550.03 Unlawful Conduct by Exhibitor**
- 550.04 Discharge, or Explosion Prohibited; Exceptions**
- 550.99 Penalty**

CROSS REFERENCES

Manufacturers to comply with building and zoning ordinances –

See Ohio R.C. 3743.06(F)

Wholesalers to comply with building and zoning ordinances – See

Ohio R.C. 3743.19(G)

Arrests, seizure of fireworks by certified fire safety inspector –

See Ohio R.C. 3743.68

Conflict of Fire Marshal's rules with rules of Ohio Board of

Building Standards – see Ohio R.C. 3781.11(D)

550.01 DEFINITIONS.

As used in this chapter:

- (a) “Booby trap” means a small tube that has a string protruding from both ends that has a friction-sensitive composition and that is ignited by pulling the ends of the string.
- (b) “Cigarette load” means a small wooden peg that is coated with a small quantity of explosive composition and that is ignited in a cigarette.
- (c) “Controlled substance” has the same meaning as in Ohio R.C. § 3719.01.
- (d) “Discharge site” is an area immediately surrounding the mortars used to fire aerial shells.
- (e) “Fireworks” means any composition or device prepared for the purpose of producing a visible or an audible effect by combustion, deflagration, or detonation, except ordinary matches and except as provided in Ohio R.C. § 3743.80.
- (f) “Licensed exhibitor of fireworks” or “licensed exhibitor” means a person licensed pursuant to Ohio R.C. § 3743.50 to 3743.55.
- (g) “Licensed manufacturer of fireworks” or “licensed manufacturer” means a person licensed pursuant to Ohio R.C. § 3743.02 to 3743.08.
- (h) “Licensed wholesaler of fireworks” or “licensed wholesaler” means a person licensed pursuant to Ohio R.C. § 3743.15 to 3743.21.
- (i) “Novelties and trick noisemakers” include the following items:
 - 1. Devices that produce a small report intended to surprise the user, including, but not limited to, booby traps, cigarette loads, party poppers, and snappers;
 - 2. Snakes or glow worms;
 - 3. Smoke devices;
 - 4. Trick matches;
 - 5. Wire sparklers.
- (j) “Party popper” means a small plastic or paper item that contains not more than sixteen milligrams of friction-sensitive explosive composition, that is ignited by pulling string protruding from the item, and from which paper streamers are expelled when the item is ignited.
- (k) “Smoke device” means a tube or sphere that contains pyrotechnic composition that, upon ignition produces white or colored smoke as the primary effect.
- (l) “Snake or glow worm” means a device that consists of a pressed pellet of pyrotechnic composition that produces a large, snake-like ash upon burning, which ash expands in length as the pellet burns.

- (m) "Snappers" means a small, paper-wrapped item that contains a minute quantity of explosive composition coated on small bits of sand, and that, when dropped, implodes.
- (n) "Trick match" means a kitchen or book match that is coated with a small quantity of explosive composition and that, upon ignition, produces a small report or a shower of sparks.
- (o) "Wire sparklers" mean a hand-held or ground mounted device, consisting of a wire or dowel, coated in a slow-burning pyrotechnic mixture, which produces a primary effect of a shower of sparks as it burns, without a loud report or propelling itself.

550.02 PUBLIC EXHIBITION PERMIT REQUIRED; FEE; BOND; RECORDS

- (a) A licensed exhibitor of fireworks who wishes to conduct a public fireworks exhibition within the City of Lancaster shall apply for approval to conduct the exhibition to the Fire Chief and the Police Chief. The required approval shall be evidenced by the Fire Chief's Police Chief's signing a permit for the exhibition, the form for which shall be prescribed by the State Fire Marshal. Any exhibitor of fireworks who wishes to conduct a public fireworks exhibition may obtain a copy of the form from the Fire Marshal or, if it is available, from the City.
- (b) Before signing a permit and issuing it to a licensed exhibitor of fireworks, the Fire Chief and Police Chief shall inspect the premises on which the exhibition will take place and shall determine that, in fact, the applicant for the permit is a licensed exhibitor of fireworks. Each applicant shall show his licenses as an exhibitor of fireworks to the Fire Chief and Police Chief. The Fire Chief and Police Chief shall independently give their approval to conduct a public fireworks exhibition only if he is satisfied, based on the inspection, that the premises on which the exhibition will be conducted allows the exhibitor to comply with the rules adopted by the Fire Marshal pursuant to Ohio Rev. Code § 3743.53(B) and that the applicant is, in fact, a licensed exhibitor of fireworks. The Fire Chief and Police Chief may inspect the discharge site immediately prior to the exhibition to determine if the exhibitor has complied with the rules and may revoke the permit for noncompliance with the rules.
- (c) The Fire Chief and Police Chief shall not issue a permit until the applicant pays a permit fee of plus any necessary costs of investigation of the applicant and of inspecting the premises on which the exhibition will be conducted. Each exhibitor shall provide an indemnity bond in the amount of at least one million dollars (\$1,000,000.00) with surety satisfactory to the City, conditioned for the payment of all final judgments that may be rendered against the exhibitor on account of injury, death, or loss to persons or property emanating from the fireworks exhibition, or proof of insurance coverage of at least one million dollars (\$1,000,000.00) for liability arising from injury, death, or loss to persons or property emanating from the fireworks exhibition. The Service Safety Director may require the exhibitor to provide an indemnity bond or proof of insurance coverage in amounts greater than those required by this subsection. The Fire Chief shall not issue a permit until the exhibitor provides the bond or proof of insurance coverage required by this subsection.
- (d) Each permit for a fireworks exhibition issued by the Fire Chief and Police Chief

shall contain a distinct number, together with a designation of the municipality. A copy of each permit issued shall be forwarded by the Fire Chief to the Fire Marshal, who shall keep a record of the permits he receives.

- (e) The Fire Chief and Police Chief shall keep a record of issued permits for fireworks exhibitions.

550.03 UNLAWFUL CONDUCT BY EXHIBITOR.

- (a) No licensed exhibitor of fireworks shall fail to comply with the rules adopted by the Fire Marshal pursuant to Ohio R.C. 3743.53(B).
- (b) No licensed exhibitor shall conduct a fireworks exhibition unless a permit has been secured for the exhibition pursuant to Section 550.02 or if a permit so secured is revoked.
- (c) No licensed exhibitor of fireworks shall acquire fireworks for use at a fireworks exhibition other than in accordance with Ohio R.C. 3743.54 and 3743.55.
- (d) No licensed exhibitor of fireworks or other person associated with the conduct of a fireworks exhibition shall have in his possession or under his control, or be under the influence of any alcoholic beverage, adult use cannabis, or controlled substance, while on the premises on which the exhibition is being conducted.

550.04 DISCHARGE, OR EXPLOSION PROHIBITED; EXCEPTIONS.

- (a) No person shall discharge or explode fireworks within the corporate limits of the municipality.
- (b) Except as otherwise provided below, this section does not apply to the following individuals or entities:
 - (1) A licensed manufacturer of fireworks as authorized by Ohio R.C. 3743.02 to 3743.08;
 - (2) A licensed wholesaler of fireworks as authorized by Ohio R.C. 3743.15 to 3743.21;
 - (3) A licensed exhibitor of fireworks as authorized by Ohio R.C. 3743.50 to 3743.55, and Section 550.02, and except as provided in Section 550.05.
 - (4) Persons using, discharging, or exploding novelties and trick noisemakers.

550.99 PENALTY

- (a) Whoever violates Section 550.03 is guilty of a misdemeanor of the first degree.
- (b) Whoever violates Section 550.04 is guilty of a minor misdemeanor on the first offense, and a misdemeanor of the fourth degree upon subsequent offenses.